063.0	0004	0003.B	1 of 2	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	4,065,300 /	4,069,700
					USE VALUE:	4,065,300 /	4,069,700
					ASSESSED:	4,065,300 /	4,069,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON HOUSING AUTHORITY	
Owner 2:	CUSACK TERR	
Owner 3:		
Street 1:	730 MASS AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 32,788 Sq. Ft. of land mainly classified as Housing Auth with a Govt. Bldg. Building built about 1983, having primarily Brick Exterior and 52890 Square Feet, with 67 Units, 67 Baths, 0 3/4 Bath, 4 HalfBaths, 268 Rooms, and 134 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
970	32788.000	3,032,500		1,032,800	4,065,300
Total Card	0.753	3,032,500		1,032,800	4,065,300
Total Parcel	0.753	3,036,900		1,032,800	4,069,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 76.86 | /Parcel: 76.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 40832
GIS Ref:
GIS Ref:
Insp Date: 05/15/00

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 063.0-0004-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	970	FV	3,036,900	0	32,788.	1,032,800	4,069,700	4,069,700	Year End Roll	12/18/2019
2019	970	FV	2,978,500	0	32,788.	1,032,800	4,011,300	4,011,300	Year End Roll	1/3/2019
2018	970	FV	2,978,500	0	32,788.	693,500	3,672,000	3,672,000	Year End Roll	12/20/2017
2017	970	FV	2,978,500	0	32,788.	664,000	3,642,500	3,642,500	Year End Roll	1/3/2017
2016	903	FV	2,978,500	0	32,788.	604,900	3,583,400	3,583,400	Year End	1/4/2016
2015	903	FV	3,074,700	0	32,788.	486,900	3,561,600	3,561,600	Year End Roll	12/11/2014
2014	903	FV	3,074,700	0	32,788.	435,300	3,510,000	3,510,000	Year End Roll	12/16/2013
2013	903	FV	3,074,700	0	32,788.	413,100	3,487,800	3,487,800		12/13/2012

!5503!

PRINT

Date	Time
12/10/20	20:23:13

LAST REV

Date	Time
10/17/16	10:17:27

danam

USER DEFINED

Prior Id # 1:	40832
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5503

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12426-635		5/4/1973			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2016	452	Window/S	67,500					new windows
7/29/2008	842	Manual	734,600			G9	GR FY09	new elevator
5/22/2008	498	Inter-De	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2000	Meas/Inspect	264	PATRIOT
7/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
970	Housing Auth		32788		Sq. Ft.	Site		0	70.	0.45	11			Med. Tr	-10					1,032,822						1,032,800	

Total AC/HA: 0.75271 | Total SF/SM: 32788 | Parcel LUC: 970 | Housing Auth | Prime NB Desc: ARLINGTON | Total: 1,032,822 | Spl Credit | Total: 1,032,800

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	50 - Govt. Bldg.		
Sty Ht:	5 - 5 Story		
(Liv) Units:	67	Total:	68
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath	67	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	67	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28.8	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	0.81890720
Const Adj.:	1.00769961
Adj $ / SQ:	66.017
Other Features:	763035
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	4259109
Depreciation:	1226623
Depreciated Total:	3032486

COMMENTS

ELDERLY HOUSING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	6

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	26	BRs:	13	Baths:	67	HB	4

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
67	4	2	
Totals			
67	268	134	

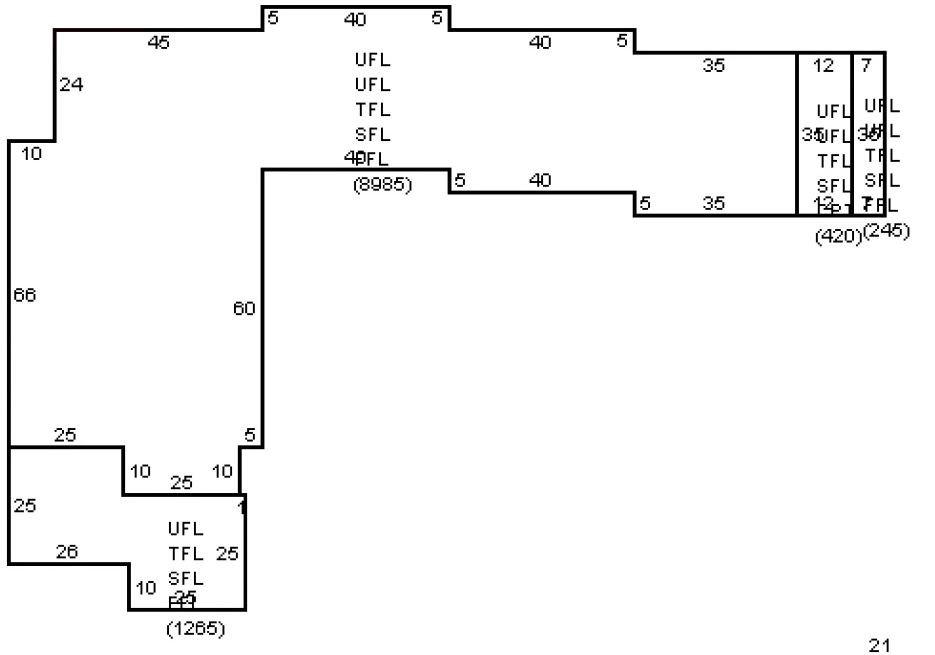
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	66.02
Special Features:	0	Val/Su Net:	56.88
Final Total:	3032500	Val/Su SzAd	57.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
UFL	Upper Floor	20,565	66.020	1,357,640
SFL	Second Floor	10,915	66.020	720,576
TFL	Third Floor	10,915	66.020	720,576
FFL	First Floor	10,495	66.020	692,848
CPT	Carport	420	10.560	4,434

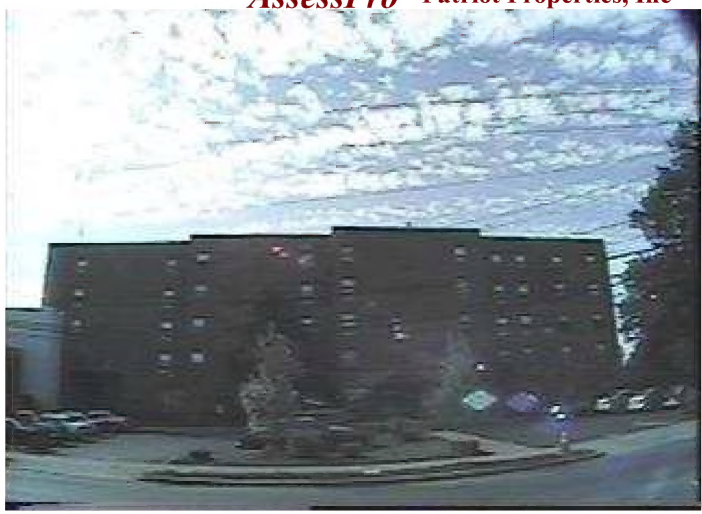
Net Sketched Area:	53,310		Total:	3,496,074	
Size Ad	52890	Gross Are	53310	FinArea	52890

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

063.0-0004-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	

063.0	0004	0003.B	2 of 2	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	4,400	/	4,069,700
USE VALUE:	4,400	/	4,069,700
ASSESSED:	4,400	/	4,069,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON HOUSING AUTHORITY	
Owner 2:	CUSACK TERR	
Owner 3:		
Street 1:	730 MASS AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 32,788 Sq. Ft. of land mainly classified as Housing Auth with a Govt. Bldg. Building built about 1983, having primarily Brick Exterior and Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	0.000	4,400			4,400
Total Card	0.000	4,400			4,400
Total Parcel	0.753	3,036,900		1,032,800	4,069,700

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: 76.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 40832

GIS Ref

GIS Ref

Insp Date

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 063.0-0004-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

!5503!

PRINT

Date	Time
12/10/20	20:23:16

LAST REV

Date	Time
03/11/05	09:19:23

bobr

USER DEFINED

Prior Id # 1:	40832
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5503

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2004	324	Re-Roof	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	Municipal		0	0	Sq. Ft.	Site		0	0.	0.00	11																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 970 | Housing Auth | Prime NB Desc: ARLINGTON | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	50 - Govt. Bldg.		
Sty Ht:			
(Liv) Units:	1	Total:	68
Foundation:			
Frame:			
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:			
Roof Cover:	4 - Tar & Gravel		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:			
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		28.8	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.00000000
Const Adj.:	1.00799990
Adj $ / SQ:	80.640
Other Features:	6200
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	6200
Depreciation:	1786
Depreciated Total:	4414

COMMENTS

1983.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	80.64
Special Features:	0	Val/Su Net:	
Final Total:	4400	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Are	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

063.0-0004-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	